



**Miami-Dade County**  
**Department of Planning and Zoning**

**HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER**

**February 18, 2005**

**BILL RILEY  
200 S BISCAYNE BLVD - 2500  
MIAMI FL, 33131**

**Zoning Hearings Section  
111 NW 1 STREET, SUITE 1110  
MIAMI, FLORIDA 33128  
(305) 375-2640**

**Re: Zoning Hearing Application # Z2004000424 for JOSE MILTON & VILLAGE SHOPPING CENTER TRUST . Date filed: 15-NOV-04.**

**Dear BILL RILEY :**

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the applicant. Please review the request(s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit additional documents, such changes and submittals shall be accepted during the next available filing period when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond whether no further documents will be submitted or whether you intend to submit additional documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during the next available filing period and will be incorporated into the ad. All changes will be resent to you for your review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- ☐ I concur with the advertisement.
- ☐ I find the following problem or omission: \_\_\_\_\_
- ☐ I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.

*Sent*

SEE ATTACHED ADVERTISEMENT

Please respond to **JOSE HERNANDEZ** at [HERNJOS@miamidade.gov](mailto:HERNJOS@miamidade.gov), or mail to below address.

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## Applicant's Draft

HEARING No. (04-424)

STR: 11-52-40  
Council Area: C05  
Commissioner Dist.: 13

APPLICANT: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST

(1) BU-1A to RU-4.

Request #1 on Southern Parcel.

(2) Unusual Use for entrance features - to wit: gated entrances, guardhouses and decorative fountain.

Request # 2 on the Northern & Southern Parcels.

(3) Modification of Condition #3 of Resolution Z-190-71 passed and adopted by the Board of County Commissioners and last modified by Resolution 4-ZAB-98-85 passed and adopted by the Zoning Appeals Board, reading as follows:

From: " 3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Apartments Conversion for Country Club Towers', as prepared by Salvador M. Cruxent, Architect, dated 12-20-84, and consisting of 3 pages."

To: "3. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled " Country Club Towers Second Phase II", as prepared by Salvador M. Cruxent, dated signed & sealed 01/31/05, consisting of 11 sheets and landscape plans prepared by EGS2corp, dated signed & sealed 02/17/05, consisting of 8 sheets.

The purpose of this request is to permit the applicant to submit new site plans for a residential apartment development on the southern parcel and showing pedestrian and vehicular connectivity to the existing development on the northern parcel.

(4) Elimination of 3 Agreements as recorded in , ORB 7397, pages 597 through 603 , ORB 7397, pages 604 thru 609 and ORB 7397, pages 620 through 625.

The purpose of this request is to allow the applicant to release the afore-mentioned agreements from the subject property which tied the residential parcel to a site plan.

Requests #3 & # 4 on the Northern Parcel

(5) Applicant is requesting to permit a proposed garage setback 20' from the (South) and 15' from the (East) property lines. (25' required for both)

(6) Applicant is requesting to permit all buildings spaced 20' from each other. (30' required where doors, windows or other openings in the builing wall of a living unit face a wall of the same building and/or a wall of another building on the same site)

Requests # 5 & #6 on the Southern Parcel

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 may be considered under Section 33-311(A)(7) or Section 33-311(A)(17)(Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under Section 33-311(A)(15) (Alternative Site Development Option for Multiple-Family use) or under Section 33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance)

The afore-mentioned plans are on file in the Zoning Department. Plans may be modified at public hearing

**SUBJECT PROPERTY:** (legal description)

(NORTHERN TRACT) - TR 'A' COUNTRY CLUB TOWERS SUB PB 117-2

(SOUTHERN TRACT) - TRACT 'A' COUNTRY CLUB OF MIAMI VILLAGE CENTER PB 99-61

**LOCATION:** 6790 N.W. 186 STREET, AND 18255-18345 N.W. 68 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

**SIZE OF PROPERTY:** 19.3 ACRES

<b>PRESENT ZONING:</b>	BU-1A	Business - Limited
	RU-4M	Modified Apt. House 35.9 units / net acre
	RU-4L	Limited Apt. House 23 units / net acre

**CONTACT PERSON:** BILL RILEY  
200 S BISCAYNE BLVD - 2500  
MIAMI FL, 33131  
(305) 375-6139